

CONDITIONAL USE PERMIT APPLICATION

Criteria, Standards and Conditions of Approval:

The site we have chosen is a space close to Albertson Grocery Store in Liberty Lake. There are only two major retail markets in Liberty Lake and everyone knows where the Albertsons is located. The site is consistent with other Contract Liquor Stores. The landlord will lease us 1300sq. ft. a 20x65 ft site, the sales floor will be 20x45 with a stock room of 20x20 ft. This is an upscale center with an above average clientele. We are having all cabinetry and fixtures custom made for this facility. The store will have reinforced doors, 4-cameras with a 4-way split screen and motion detectors which will be helpful after hours. Our sign has been approved by the City of Liberty Lake and is consistent with other businesses in the center.

Operating as a State Contract Liquor Store we are required by the State of Washington to open for a certain amount of hours each week. Our initial hours of operation will be Monday thru Thursday 10:00 am to 7:00pm, Friday and Saturday 10:00 am to 8:00 pm and closed on Sunday unless directed to be open by the State of Washington which would be 12:00 to 5:00 pm.

There should be no negative impact on the proposed use. The State of Washington has received numerous requests from the citizens of Liberty Lake to provide a liquor store in the city. This license is being relocated from Newman Lake to accommodate those requests. There is more than enough parking in this shopping mall and our hours of operation are consistent with the other businesses in this shopping center. There are no additional public facilities required; this site has been used as a retail business prior to our application.

We plan to be a positive addition to the community, complying in everyway to the city and state regulations regarding the sale of alcohol. Our store will be monitored by the State of Washington which has serious consequences for us if we are in violation of any laws regarding the sale of alcohol.

25. Light manufacturing & assembly w/ retail sales showroom

- a. The light manufacturing & assembly use shall be completely enclosed within a building.
- b. Retail sales showroom shall comprise at least 5% of the gross floor area of the light manufacturing and assembly portion of the building, in return, a 5% reduction in the required parking shall be granted.
- c. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the light manufacturing & assembly building.

26. Plastic injection molding

- a. The plastic injection molding use shall be completely enclosed within a building.
- b. Plastic injection molding facilities shall be spaced a distance of 400 linear feet apart along the same street frontage and shall not be located on parcels that abut Country Vista Blvd or Liberty Lake Dr.
- c. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the plastic injection molding building.

27. Tool and die making

- a. The tool and die making use shall be completely enclosed within a building.
- b. Tool and die making facilities shall be spaced a distance of 400 linear feet apart along the same street frontage and shall not be located on parcels that abut Country Vista Blvd or Liberty Lake Dr.
- c. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the tool and die making building.

28. Woodworking / cabinet manufacturing w/ retail sales showroom

- a. The woodworking / cabinet manufacturing use shall be completely enclosed within a building.
- b. Retail sales showroom shall comprise at least 5% of the gross floor area of the manufacturing portion of the building, in return, a 5% reduction in the required parking shall be granted.
- c. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the woodworking / cabinet manufacturing building.

10-2G-4 Conditional Uses (CU)

A. Conditional Uses. The land uses listed in the Zoning Matrix (Section 10-2A-4) under the M-3 (Central Business District Mixed-Use) District with the letters "CU" are permitted to locate in the M-3 zone only after a public hearing and the decision to grant a permit (conditional use permit) imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and ensure against excessive interference with other permitted uses or imposing excessive demands upon public utilities and facilities as determined by the Hearing Body. Conditional use permits require a public hearing before the Hearing Examiner. Only land uses which are specifically listed in the Zoning Matrix (Section 10-2A-4), and land uses which are approved as "similar" to those in the Zoning Matrix (Section 10-2A-4), may be permitted as conditional uses.

B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Article 10-4G - Administrative Interpretations.

C. Requirements for Specific M-3 Conditional Uses.

1. Bed and breakfast inn

- a. The facility must maintain the outward appearance of a residence and conform to the residential character of the area.

- b. Parking shall be located as to not detract from the aesthetics of the residence, street, or neighborhood.
- c. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the bed and breakfast inn.
- d. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

2. Sports Bar

- a. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the Sports Bar.
- b. Design and compatibility with neighborhood character shall be considered in the approval process.
- c. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

3. Tavern / pub / liquor store

- a. The building shall not exceed 5000 square feet.
- b. Sidewalks or pathways shall be provided to connect pedestrians from the frontage street to the tavern / pub / liquor store.
- c. Design and compatibility with neighborhood character shall be considered in the approval process.
- d. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

4. Public utility local distribution facility

- a. The utility company shall secure the necessary property or right of way to assure for the proper construction, maintenance, and general safety of properties abutting the public utility local distribution facility.
- b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.

5. Wireless communication antenna array

Prior to issuance of a building permit, the applicant shall have demonstrated compliance with the conditions and standards set forth herein:

- a. The maximum height of the mounted antenna shall not exceed 20 feet above the height of the existing building or structure upon which it is mounted. The height of an antenna array mounted on a wireless communication support tower or alternative tower structure shall be included in the vertical measurement use to calculate the maximum allowable height of the support structure.
- b. The applicant shall provide a certified statement from a licensed radio frequency (RF) engineer demonstrating need within network buildout and a report of radio frequency (RF) emissions existing at occupancy, maximum future projected emission measurements, and cumulative emissions from multiple antenna arrays located on the same structure or wireless communication support tower are all within the standards required by FCC. Interferences with public broadcast transmissions to the local community is prohibited.
- c. The applicant shall meet and provide documentation that all applicable requirements of FCC, FAA, and any required aviation easements have been satisfied.
- d. The applicant shall perform and provide documentation of a visual simulation of the site plan.
- e. The applicant shall meet and provide documentation of all requirements of SEPA.
- f. The antenna array and supporting electrical and mechanical equipment shall be installed using stealth technology.